

## Members' Library Service Request Form

Date of Document	24/01/20
Originator	Gary Miller
Originator's Ref (if any)	GM/CC
Document Title	Proposed New Sports Pavilion At Mains Farm, North Berwick

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Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	21/02/20

For Office Use Only:	
Library Reference	22/20
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Bulletin	Feb20

**REPORT TO:** Members' Library Service

**MEETING DATE:** 24 January 2020

**BY:** Head of Infrastructure

**SUBJECT:** Proposed New Sports Pavilion at Mains Farm, North Berwick

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed New Sports Pavilion at Mains Farm to Messrs Hadden Construction Ltd, Aberuthven.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Council Resources to accept Messrs Hadden Construction Ltd's tender amounting to £545,964.59 for the Proposed New Sports Pavilion at Mains Farm North Berwick. The tender is open for consideration until 6 April 2020.

## **3 BACKGROUND**

- 3.1 As a result of the growing population in North Berwick created by the housing development in the area there is a need for additional children's play areas and sports play facilities at Mains Farm. The Section 75 agreements with the housing developers in the vicinity provide for fully developer-funded play park, grass sports pitch, and a sports pavilion with associated car parking.
- 3.2 The Council's Amenity Services Department installed a new play park and constructed a full size grass rugby/football pitch in 2018. The Section 75 funds that are remaining after funding the play park and pitch will fund the construction of a new sports pavilion which will be located adjacent to the new pitch. The pavilion will provide two changing rooms with showers, two official changing and shower rooms, a club room and associated circulation space, toilets and store room.

- 3.3 In consultation with the Council Procurement Department, and as a consequence of the temporary suspension of the use of the Council Framework of General Contractors at the time, it was agreed to offer the tender to the appropriate Scottish Procurement Alliance (SPA) Framework.
- 3.4 Lot 1 from the SPA SCB2 – Schools & Community Buildings Framework was selected, and this Lot comprises of one Contractor, Hadden Construction Ltd.
- 3.5 Tender documents were issued to Hadden Construction Ltd on a Design and Build procurement process and an initial tender was returned complete with the Contractor’s Proposals. Lengthy tender negotiations and design negotiations followed and the original scheme design was changed during this time, at the request of the Client, to accommodate a clubroom into the building. A revised and affordable proposal was reached to accommodate the clubroom by increasing the overall floor area of the building but reducing the floor area of the changing rooms and reducing the specification and size of the carpark. All design changes are compliant with current regulations

Ref	Contractor	Tender Amount as originally submitted	Tender Amount after negotiation
1	Hadden Construction Ltd	£545,895.91	£545,964.59

- 3.6 The Council’s Quantity Surveyor has satisfied himself that the above tender in the amount of £545,964.59 compares favourably with another similar project and represents a market competitive and fair and reasonable tender for the works.
- 3.7 The Contract has been prepared on a firm price basis in terms of the SBCC Conditions of the Standard Building Contract Design and Build for use in Scotland 2011 (DB/Scot2011) incorporating Amendment 1 (March 2015).

#### **4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

- 4.1 Messrs Hadden Construction Ltd are aware of the Councils requirements for CBIP and will work with the Council’s CBIP Officer to ensure compliance with these requirements.

#### **5 EQUALITIES IMPACT ASSESSMENT**

- 5.1 This report is not applicable to the well-being of equalities groups and an Equalities Impact Assessment is not required.

## 6 POLICY IMPLICATIONS

6.1 None.

## 7 RESOURCE IMPLICATIONS

7.1 Financial – Together with the inclusion of pre-contract professional fees, statutory fees, sport equipment and hedge planting the total expenditure on the project will not exceed £569,154.59 as set out below, and has been approved by the Head of Council Resources.

<b>Category</b>	<b>Estimated Costs (£)</b>
Hadden Construction Ltd Tender	£545,964.59
Hedge Planting ( by ELC Amenities)	£6,000.00
Rugby Goal Posts	1,500.00
External Consultant Fees, Surveys & Expenses (Already paid)	£10,690.00
Statutory Fees	£5,776.33
<b>Total Pavilion Expenditure</b>	<b>£569,930.92</b>

The total expenditure for this project will be contained within the total budget allocated for the new Sports Pitch and Pavilion in the Council's Capital Investment Plans for 2017/2018, to 2021/2022 as set out below:

<b>Category</b>	<b>Cost £</b>
Total Budget Allowance For Pitch and Pavilion (less ring fenced maintenance)	£712,0000.00
Deduct Amount For Pitch Formation (completed by ELC in 2018)	£54,422.00
Deduct Play Park Formation (completed by ELC in 2018)	£87,647.08
<b>Remaining Budget To Fund Pavilion</b>	<b>£569,930.92</b>

The total budget spend profile (including project costs already expended) is:

2017/2018 - £5,633.00 (ground investigation fees)  
 2018/2019 - £147,126.00 (play park, pitch & ground investigation fees)  
 2019/2020 - £32,187.00 (pavilion design & statutory fees)  
 2020/2021 - £519,212.00 (pavilion construction, hedging & equipment)  
 2021/2022 - £7,842.00 (retention)

**Total                    £712,000.00**

7.2 Personnel – none.

7.3 Other – none.

**8        BACKGROUND PAPERS**

8.1 None

<b>AUTHOR'S NAME</b>	Tom Reid
<b>DESIGNATION</b>	Head of Infrastructure
<b>CONTACT INFO</b>	Gary Miller – ext 7269  24/01/20